Report on Open Space District No. 26 (Park Bonita)

I. <u>Background</u>

This report was prepared pursuant to City Council direction and in compliance with the requirements of Division 15, Part 2, Chapter 1 of the Streets and Highways Code of the State of California and the Chula Vista Municipal Code, Section 17.07.

On November 14, 1989 by Resolution 15388, the City Council approved the tentative map for Chula Vista Tract No. 90-3, Park Bonita Subdivision. The final map was approved June 5, 1991 by Resolution 16184. A condition of approval required that the open space lots created by the map be maintained by the open space district. Additionally, a condition required that the developer provide for the perpetual maintenance of the brow ditch located westerly of the subdivision. This will be accomplished through the open space district.

II. Boundaries of District

The boundary of the district corresponds to the boundary of Chula Vista Tract 90-3, Park Bonita and is shown on the Assessment Diagram on file in the Office of the City Engineer. A reduced copy, Attachment "A" is included in this report. As permitted in the Streets and Highways Code Section 22571, the details of the individual lots (lines, dimensions and bearing) to be maintained are shown in the County Assessor's Maps for the properties on file in the San Diego County Assessor's office.

III. Maintenance Items

The areas to be maintained consist of three open space lots totalling 21,032 square feet and designated as Lots A, B, and C on the Assessment Diagram. These are the highly visible areas adjacent to Bonita Road and "E" Street. The facilities and items of maintenance included within the District are as follows:

- 1. Maintain landscaping and irrigation system improvements within the designated open space lots and within the parkways along Bonita Road and E Street adjacent to the open space lots.
- 2. Maintain the theme walls located within the open space lots, including graffiti removal.
- 3. Maintain the brow ditch adjacent to the westerly boundary from "E" Street to the existing curb and gutter (Public Works).

The maintenance program for Open Space District No. 26 consists in general of the following:

1. Repair, removal, or replacement of all or any part to any improvement.

- Irrigation, fertilization, trimming, and replacement of dead or diseased landscaping.
- Weed abatement.
- 4. Removal of trimmings, trash and litter.
- 5. Removal of debris from the brow ditch (Parks and Recreation).

IV. Cost Estimate

The estimated annual cost for maintenance of Open Space Maintenance District No. 26, Park Bonita is \$5,560. This preliminary estimate is based on information obtained from the developer and has been reviewed by the open space coordinator. See attachment "B".

Since turnover is not anticipated to occur until Fiscal Year 1993/94 a \$0 assessment is applicable for Fiscal year 1992/93.

V. Assessment Schedule

The proposed district will contain 19 single family detached units. For the purpose of distributing assessments, each single family unit is equivalent to one assessment unit. The estimated annual assessment for a typical single family unit would be approximately \$300 based on present costs (\$5,560/19 = \$300).

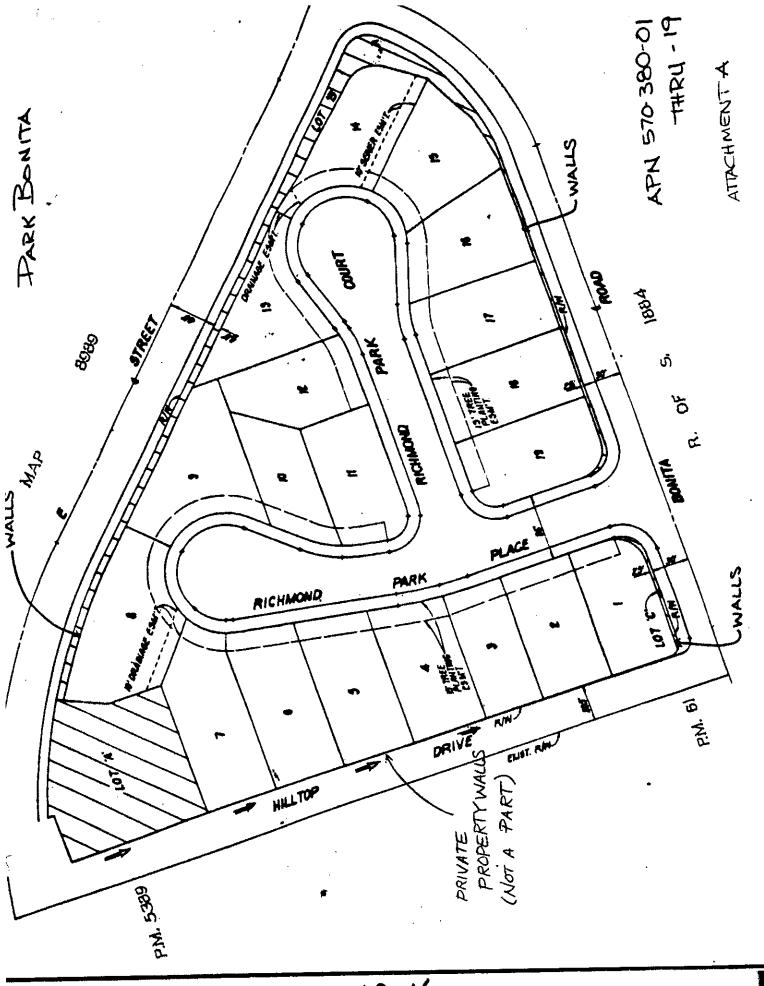
At the July 21, 1992 meeting, the question was raised as to whether or not the theme walls were treated with an anti-graffiti coating. Staff has contacted the developer and he indicated that the walls do not have the coating. Parks and Recreation staff then met with the developer to ensure that the walls will be coated and will comply with the City's requirements on anti-graffiti coatings. Additionally, vines are to be planted along with other plant materials along the walls which will provide a deterrent to vandalism.

The walls along E Street and Bonita Road will be maintained through the open space district and are located within the open space lots. This maintenance includes graffiti removal. The wall along Hilltop Drive is not a part of the district and is located on private property.

FISCAL IMPACT: None. Cost of district formation is paid for by the developer through a deposit. Subsequent annual staff and administration costs will be included in the assessment.

DDS:0S-027 WPC 6104E

Attachment A - Open Space District No. 26 Diagram B - Budget Estimate



12-4

ACTIVITY MODERNITY NO. COS. INTERCUEST NO. COST. CONTRICTOR DESCRIPTION OF PARTICLE PROTECT TOTAL FINDS REQUESTED COST. CONTRICTOR DESCRIPTION FOR CHARGE CONTRICTOR DATE OF CONTRICTOR DESCRIPTION FROM CENTRAL COST. FILL TIME F	•		SULT. LEAVES AND THE SECOND SE		
EQUIP REPLACED INVENTORY NO. Full Time INVENTORY NO. Full Time Paul Time (FTE) RECURRING COST RECURRING COS	ACTIVITY/ACTIVITY NO.	SUPL REQUEST NO.		UPPLEMENTAL REQUESION OF HEN DIS	
RIORITY EQUIP REPLACED Full Time Part Time (FTE) REVENUE CREDIT: Hire Date H				Control	4
HIR Date HIR Date HIR Date DESCRIPTION PROPOSED COST RECURRING COST HIS AND SERVICES/CAPITAL OI PRECESSORIAL SERVICES STACKAL CALLECTION & TOTSPOSAL STAC	EQUIP REP INVENTOR	- D	.5	Part Time (FTE)	GROSS COST: REVENUE CREDIT:
WHEL DESCRIPTION PROPOSED COST RECURRING COST WHEL SAND SERVICES/CAPITAL SES AND SERVICES/CAPI) I	lire Date	Hire Date	
WHEL WEST AND SERVICES/CAPITAL OI PROPERTY OF THE SERVICES SERVICES AND SERVICES STRUCES OI PROPERTY OF THE SERVICES OI OTHER CALIFORNIA SERVICES SERVICE TO MAINTAIN SELVES STRUCES OI OTHER CALIFORNIA SERVICES SELVED SERVICES OF SERVICES STRUCES SERVICES STRUCES					ECTIBRING COST
ND SERVICESCAPITAL PROPERSONAL SERVICES HTILLTHES HTILLTHES TRASH COLLECTION & TREPSAL SERVICES TRASH COLLECTION & TREPSAL TRASH COLL	i,		PROPOSED CO:		
ND SERVICESCAPITAL PROPERTIES UTILITATES UTILITATES UTILITATES TRACH CALLECTION & TOPERSAL KREWLE TO MAINTHIN BLDS STRUCES CITY STAFF SERVICES CITY SERVICES CITY STAFF	· ·	•		*	
RUICES RUICES ALD STRUCES AND STRUCES AND STRUCES CTUAL SERVICES CTUAL SERVICES CTUAL SERVICES CTUAL SERVICES TO TO TO THE STRUCK GROWN TO TO TO THE SERVICES TO TO THE SERVICES THE SERVICES TO THE S					
RILLES RULES AL THEFTER AND STRUCES CTUAL SERVICES LIPPLES L				. <u>-</u>	
RVICES AN & THEFORM AND STRUCES CTUAL SERVICES LIPPLES LIPPLE	·	·			
HEARDSHANL SERVICES LITTLETIES LITTLETIES TRASH CALLECTION & TRISTORM TRASH CALLECTION & TRISTORM TRASH CALLECTION & TRISTORM SERVICE TO MAINTAIN BLDS STRUCS (GRANDS CITY STAFF SERVICES CITY STAFF SERVICES ANTHER CALIFORNIA STRUCK GRANDS LANDSCAPE SUPPLIES MOTERALS TO MAINTAIN STRUCK GRANDS 5560	UPPLIES AND SERVICES/CAI	PITAL			
HTILTHES TRASH CALECTION & TOTABOR WRIVE TO MAINTHIN GLDS STRUCS (GRADDS CITY STAFF SERVICES OTHER CANTRACTUAL SERVICES LANDSCAPE SUPPLES MATRIANS TO MAINTAIN 94775 STRUC & GRANNDS 5560	1.				
AKRICE TO MAINTHIN BLDS STRUCS (GRANDS) LANDSCAPE SLIPPLES MATERIAS TO MAINTHIN BUTS STRUC & GROWIDS 1280 2780 110 110 110					280.
CITY STAFF SERVICES OTHER CONTRACTUAL SERVICES LANDSCAPE SUPPLES LANDSCAPE SUPPLES 110. MOTIONES TO MINITAL BUTS STALL & GOUNDS		ALTER A DA ATO	SUCST GRADS		80.
OTHER CANTRACTUAL SERVICES LANDSCAPE SUPPLIES MOTROAUS TO MINITAIN 942705 STRUCE GROWIDS 5560	` `	NEH ANDICES	-		1280
LANDSCAPE SUPPLES LANDSCAPE SUPPLES (10. 5560	NATION OF THE PARTY OF THE PART	THE ACTUAL SEX	VICES		2780.
MOTICALS TO MAINTAIN OUTUS STRUCK GROWNIDS	ANDSO	AUPLES			9
		MINTAN BLTCS		23	110.
	TOTAL				7500